

STAFFORD COUNTY
Wetlands Board Minutes
April 18, 2011

The regular monthly meeting of the Stafford County Wetlands Board of April 18, 2011, was called to order at 7:00 p.m. by Wetlands Board staff in the ABC Conference Room.

MEMBERS PRESENT: Mary Rust, Ben Rudasill and Andy Pineau

MEMBERS ABSENT: Sam Hess and Jim Riutta

STAFF PRESENT: Amber Forestier and Mike Lott

Mrs. Rust: With three members present, we have a quorum.

PUBLIC PRESENTATIONS:

Mrs. Rust: Are there any public presentations at this time? Seeing that no one is speaking on a public presentation, we will move to approve the meeting minutes of last meeting.

APPROVAL OF MEETING MINUTES

1. February 28, 2011.

Mrs. Rust: Approve them?

Mr. Lott: Motion to approve them.

Mrs. Rust: A motion to approve them?

Mr. Pineau: I move to approve the minutes.

Mrs. Rust: I second. Are there any comments on the minutes? Is there a motion for approval? A second? All in favor say aye.

Mr. Pineau: Aye.

Mr. Rudasill: Aye.

Mrs. Rust: Aye. The motion carries. The next item on the agenda is the public hearing. Wetlands permit WB11-05

PUBLIC HEARINGS

2. Wetlands Permit WB11-05 - wetlands permit for Hope Springs Marina, LLC, applicant, to extend two (2) existing tending piers by sixty (60) feet at Hope Springs Marina on Assessor's Parcel 31-33PA, Aquia Creek.

Wetlands Board

April 18, 2011

Mrs. Rust: Wetlands permit WB11-05, wetlands permit for Hope Springs Marina, LLC, applicant, to extend two (2) existing tending piers by sixty (60) feet at Hope Springs Marina on Assessor's Parcel 31-33A, Aquia Creek. Would staff present their report please?

Mr. Lott: Sure, as you just mention, the Wetlands Board is to consider the application of Hope Springs Marina, LLC, to extend two (2) existing tending piers by sixty (60) on Assessor's Parcel 31-33A on Aquia Creek. The proposed extension of the tending piers requires a wetland permit as it is not a permitted use pursuant to Section 27-18 of the Stafford County Wetlands Ordinance. The purpose of the extension of the tending piers is to provide additional mooring for boats waiting to be moved to storage. The existing tending piers are both 56 feet in length and 5 feet wide. The proposed extensions of 60 feet would result in the piers each being a total of 116 feet in length. Wetlands Board staff visited Hope Springs Marina on the 7th April, 2011. The tending piers to be extended are the last two piers on the southern end of the marina, immediately north of the CSX train tracks. The three existing tending piers to the north of the site each measure approximately 140 feet in length. The boat slip piers measure more than 500 feet in length. The shoreline in the vicinity of the tending piers consists of a seawall with a concrete pad area leading up to the parking lot and boatels. No wetlands vegetation was identified on site. Submerged aquatic vegetation (SAV) was also not observed in the vicinity of the proposed extensions. The report from the Virginia Institute of Marine Science contains recommendations to prevent pollution of the waterway. Correspondence from the Army Corps of Engineers' letter authorizes the project under the Corps Regional Permit Number (18). A permit will also be required from VMRC. The following alternatives are available to the Board: 1) Adopt proposed Resolution WB11-05, which approves the request. 2) Adopt proposed Resolution WB11-06, which denies the request. 3) Take no action at this time. Staff recommends that the Wetlands Board adopt Resolution WB011-05 which approves the request as the proposed extension of the tending piers will not significantly affect any tidal wetlands. That is the staff report.

Mrs. Rust: Okay, the public hearing is now open. Would the applicant care to address the Board?

Mr. Franklin: My name is Jimmy Franklin and I am a managing member of Hope Springs Marina. This was already permitted to us once in our original plans.

Mrs. Rust: Right.

Mr. Franklin: And at that time we chose not to build it. At the time, we didn't think it would be necessary but through the course of business, we found out that we do need more space to have those tied up at the tending piers. So we are reapplying for this again since the old permits have expired. We just think that it is something that we need to do and hope we are granted approval.

Mrs. Rust: Okay. Would anyone else like to comment on the application? Okay, the public hearing is now closed. The floor is open for discussion of the applicant by the Board. Is there any further discussion?

Mr. Rudasill: No.

Mr. Pineau: I don't think so.

Mrs. Rust: Okay. I only just have one question, I have been up there a number of times. It says that it is just a place where you can moor your boat and then wait to be taken out. Is that correct?

Wetlands Board
April 18, 2011

Mr. Franklin: Yes. What happens is on busy weekends, we will launch more boats than we have room for boats that come back after hours. We close at seven and we have more than about thirteen boats out that don't have anywhere to tie up and if you use an adjacent boat which is not an ideal situation, to tie up to someone's rope that you don't know.

Mrs. Rust: Right, a lot of idling.

Mr. Franklin: Maybe eight (8) more boats out there tied up and then as soon as we get there Sunday morning or Monday morning we can pull them back into the hotel.

Mrs. Rust: Right. Okay, is there any further discussion needed? Is there a motion for approval?

Mr. Rudasill: I make the motion to approve WB11-05.

Mr. Pineau: I second.

Mrs. Rust: All in favor, say aye.

Mr. Pineau: Aye.

Mr. Rudasill: Aye.

Mrs. Rust: Aye. Motion carries.

Mr. Franklin: Thank you very much.

Mr. Rudasill: Who is doing the work?

Mr. Franklin: I'm afraid it will have to be my stepson. My wife won't let it be any other way.

Mrs. Rust: Got to keep it in the family.

Mr. Franklin: We could get it done quicker by someone else but his quality is just as good.

Mrs. Rust: Alright.

Mr. Franklin: Anything else from me?

Mr. Bacon: I have to wait ten (10) days and after ten (10) days I will write you the permit.

Mr. Franklin: Okay and then I have to notify VMRC when I begin?

Mr. Bacon: Yes.

Mr. Franklin: Is that correct? And do I need to send the form back to VMRC?

Mr. Bacon: Yes, and a compliance check will be completed in the future.

Wetlands Board
April 18, 2011

OLD BUSINESS

Mrs. Rust: Any old business to discuss?

Mr. Lott: I can just talk briefly about what is coming up. Next month we shall have a hearing on another small pier project for the Riverbend Homeowners Association along the Rappahannock. It has been a completed application for some time. There has been a dispute between the HOA and the contractor regarding who will pay our wetlands board fee. So they are hopefully resolving that and bringing in the fee within the next week or so and getting that to the Wetland's Board in May. I think this the first project we have had on the Rappahannock in a long time. Other than that, I think we have an old after-the-fact permit that we will schedule for either May or June. The project was a bulkhead out on Aquia Creek. When he sent in his application, it included some errors, so I will meet up with him to get the numbers right because he, unfortunately, will have some in lieu fees to pay. That is really about it.

NEW BUSINESS

3. Review of recently submitted applications

VMRC# 11-0484	John M. Scott Trust (pier/boatlift)
VMRC# 11-0485	John M. Scott Trust (pier/boatlift)
VMRC# 11-0517	Truslow Kelly Investments LLC (non-tidal)

ADJOURNMENT

Mrs. Rust: Okay, so now we can move to adjourn.

Mr. Rudasill: I make a motion that we adjourn.

Mrs. Rust: Is there a second?

Mr. Pineau: Second.

Mrs. Rust: Okay, all in favor say aye.

Mr. Rudasill: Aye.

Mr. Pineau: Aye.

Mrs. Rust: Aye, Okay, motion carries. Meeting adjourned at 7:10 PM.